

Dear Stow Planning Board,

Although we feel confident the Athens Street/Goshen Lane site, encompassing over 100 acres of land, can easily support 250-300 units of AAN housing, we understand the Stow Planning Board's concern regarding this density and are very much interested in working with the Planning Board to achieve an AAN bylaw and development plan that works for all. On October 5<sup>th</sup> Jesse shared a letter defining the Stow Planning Board's goals and objectives for a revised AAN bylaw. Additionally, Jesse shared an Open Space Connectivity Map, highlighting existing Stow open space parcels and potential connections through our Athens Street/Goshen Lane property.

We understand the Stow Planning Board's strong preference to eliminate the 'Age Restriction' and develop age targeted units. Eliminating the 'Age Restriction' limits the AAN Neighborhoods to a maximum of two 44-unit Active Adult Developments with 10,000 gal/day common septic systems, a density that is not financially feasible for the Athens Street/Goshen Lane property. This requires the financial commitment of developing a sewage treatment plant to achieve a viable density without 'Age Restriction'.

Our financial feasibility review of the goals outlined in the October 5<sup>th</sup> letter concluded, to achieve all the defined goals would necessitate developing the Athens Street/Goshen Lane site as three 66-unit Active Adult neighborhoods. After a conference call with Jesse a couple weeks ago, we learned the Stow Planning Board feels strongly we don't exceed more than two 66-unit Active Adult Neighborhoods. For next steps, we agreed to review the feasibility of developing two 66-unit Active Adult Neighborhoods, incorporating the Stow Planning Board's AAN bylaw goals, as effectively as possible. Additionally, we agreed to share our conclusions and recommended adjustments to the AAN revised bylaw that would enable the viability of developing two 66-unit Active Adult Neighborhoods on the Athens Street/Goshen Lane property.

Below we summarize the key portions of the 5 bylaw goals and recommended adjustments.

Goal 1: At least 33% of all floor plans below 2000 square feet.

The number of units below 2000 square feet is too high to provide revenue adequate to contribute to infrastructure costs.

Recommendation: At least 25% of all floor plans below 2000 square feet.

Goal 2: Focus on age targeted units without age restriction.

Recommendation: Agreed

Goal 3: 15% of units meeting (SHI) plus 5% of units at moderate level.

The number of affordable units is way too high to provide revenue adequate to contribute to infrastructure costs.

Recommendation: Maintain 10% of units meeting (SHI), no moderate units.

Goal 4: Upland open space of 50% required.

This requirement is too high to allow adequate open space within the developable area to create value, privacy and optimal design.

Recommendation: Minimum contiguous open space of 40% and allow up to 10% open space pockets within the developable area for an overall total of 50%. This also enhances pocket neighborhood appeal.

Goal 5: Required indoor community space

With more than 1 AAN neighborhood abutting, having indoor community space for each neighborhood would be significantly inefficient.

Recommendation: With more than 1 AAN neighborhood abutting, one centrally located common indoor community space would allow for optimal design and more substantial and valuable space and amenities.

We are in agreement with all items we have been silent on.

We are confident these recommendations will provide a more productive and effective AAN bylaw and superior development design, feasibility and functionality.

Sincerely,

Bruce Wheeler